

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 113 E 4TH  
Historic District / Landmark HOUSTON HEIGHTS SOUTH HCAD # 0210330000029  
Subdivision HOUSTON HEIGHTS Lot 11B & 12B Block 301

## DESIGNATION TYPE

- Landmark  
 Protected Landmark  
 Archaeological Site  
 Contributing  
 Noncontributing  
 Vacant

## PROPOSED ACTION

- Alteration or Addition  
 Restoration  
 New Construction  
 Relocation  
 Demolition  
 Excavation

## DOCUMENTS

- Application checklist for each proposed action and all applicable documentation listed within are attached

## OWNER

Name TBW DEVELOPMENT  
Company \_\_\_\_\_  
Mailing Address 335 W 23RD  
HOUSTON, TX 77008  
Phone 281-924-1947  
Email \_\_\_\_\_  
Signature [Signature]  
Date 6/29/16

## APPLICANT (if other than owner)

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

## ACKNOWLEDGEMENT OF RESPONSIBILITY

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Deed Restrictions:** You have verified that the work does not violate applicable deed restrictions.

**Public Records:** If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: \_\_\_\_\_ Application received: \_\_\_/\_\_\_/\_\_\_ Application complete: \_\_\_/\_\_\_/\_\_\_

# CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.**

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

**PROPERTY ADDRESS:** 113 E 4TH

## BUILDING TYPE

- |                                                             |                                              |
|-------------------------------------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage              |
| <input type="checkbox"/> multi-family residence             | <input type="checkbox"/> carport             |
| <input type="checkbox"/> commercial building                | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building                 | <input type="checkbox"/> other               |
| <input type="checkbox"/> institutional building             |                                              |

## ALTERATION TYPE

- |                                                             |                                           |
|-------------------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> addition                           | <input checked="" type="checkbox"/> roof  |
| <input checked="" type="checkbox"/> foundation              | <input type="checkbox"/> awning or canopy |
| <input checked="" type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign  |
| <input checked="" type="checkbox"/> windows or doors        | <input type="checkbox"/> ramp or lift     |
| <input type="checkbox"/> porch or balcony                   | <input type="checkbox"/> other            |

## WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

## PHOTOGRAPHS

 label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

## DRAWINGS

 scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- |                                                                       |                                                                     |
|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| <input checked="" type="checkbox"/> current site plan                 | <input checked="" type="checkbox"/> demolition plan                 |
| <input checked="" type="checkbox"/> proposed site plan                | <input checked="" type="checkbox"/> current roof plan               |
| <input checked="" type="checkbox"/> current floor plans               | <input type="checkbox"/> proposed roof plan                         |
| <input checked="" type="checkbox"/> proposed floor plans              | <input checked="" type="checkbox"/> current elevations (all sides)  |
| <input checked="" type="checkbox"/> current window and door schedule  | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight           |

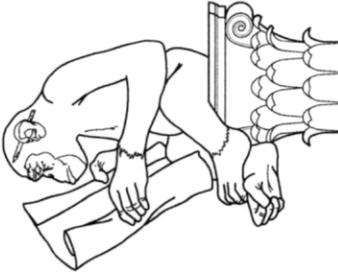
## 113 E 4TH

### Property Description:

113 E 4TH is a single-family residence consisting of two bedrooms, one bathroom, kitchen, dining room and living room. It is a raised Bungalow with a front porch one half the width of the home. The home does not include a back porch. It contains the original wood lap six inch siding. All windows are the original wood windows and are no longer operable. The home is currently in poor condition, but structurally stable enough to be restored. We found no noticeable alterations to the home other than a two small awning-like structures installed on the east and west exterior side of the property directly center to one window.

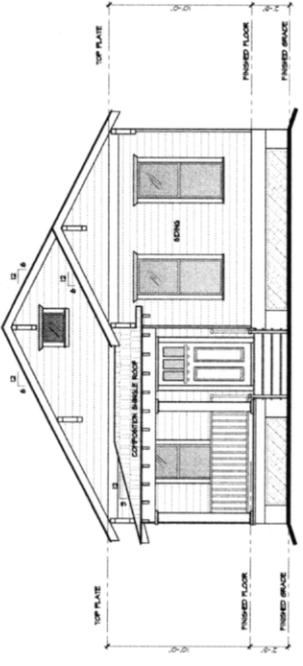
### Proposed Work:

We are proposing to level the pier and block existing foundation. The intent is to do this without disturbing the existing brick veneer resting in front of the CMU blocks the home currently sits on. This scope will likely include shimming of existing sill beams and replacing a few other deteriorated sill beams to match existing. We are proposing to replace all existing windows with double sash, double hung like wood windows the same in scale and size. We are proposing to replace the current roof with same Composition Asphalt shingle application. We would like to replace minimal damaged siding with matching wood six inch lap siding. We project this to be under 20 pieces to be replaced. The potential reason for this is the rear, west side of home is substantially dipping. We expect to incur minimal siding damage as the home is properly leveled. We would like to make minor repair and replace a few front porch boards that have rotted beyond repair. We intend to use the existing front column and rail, but level and fasten properly. We intend to re-orient a portion of the interior walls to relocate the bathroom and add storage and closets to the existing bedrooms. We will do this without relocating any existing windows or exterior doors. This will require some interior plumbing alteration. The existing electrical wiring is partially to today's standard. We intend bring the electrical to full current code and safety standards. We propose to properly insulate the home's exterior walls with R-13 Batt Insulation. We propose to sheetrock, trim and fully restore the remaining interior of the home.

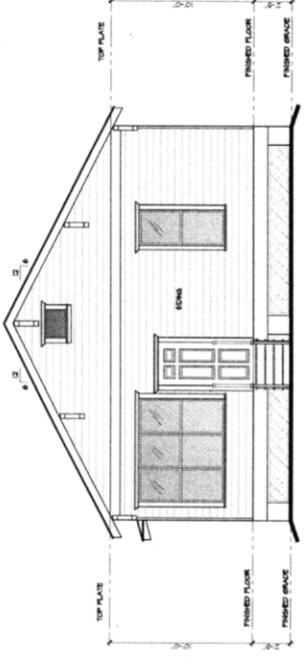


Ingeniously Designed, LLC  
 335 W 237TH STREET, Houston, Texas 77008  
 P: (832) 573-3787

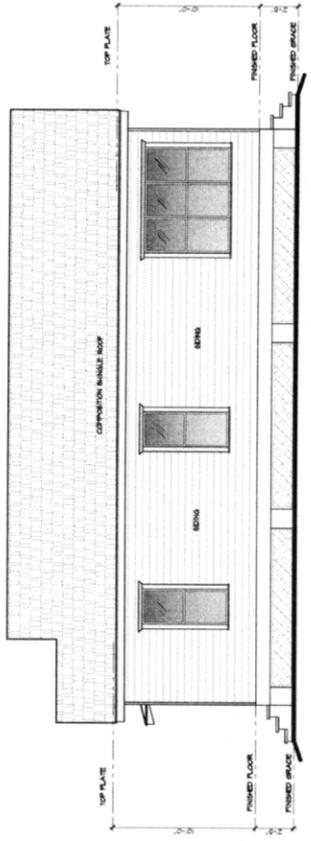
DATE: 02/22/24  
 PROJECT: DISTINCTIVE LIVING  
 A PROJECT LOCATED AT  
 15555 SOUTHWEST  
 HOUSTON, TX, 77041  
 DRAWN BY: JORGE RUIZ  
 SCALE: 1/4" = 1'-0"  
 A1



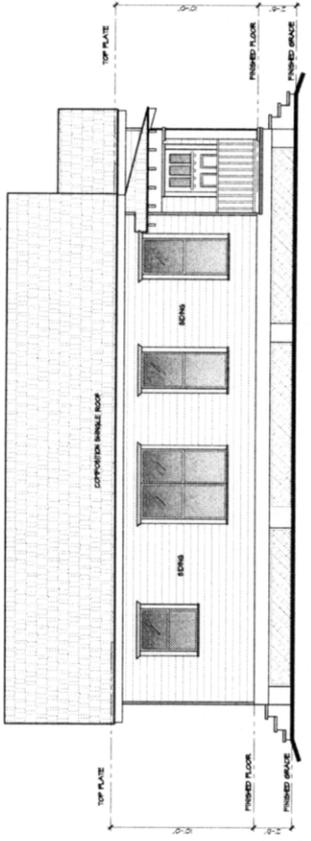
EXISTING  
 FRONT ELEVATION



EXISTING  
 REAR ELEVATION



EXISTING  
 RIGHT ELEVATION



EXISTING  
 LEFT ELEVATION



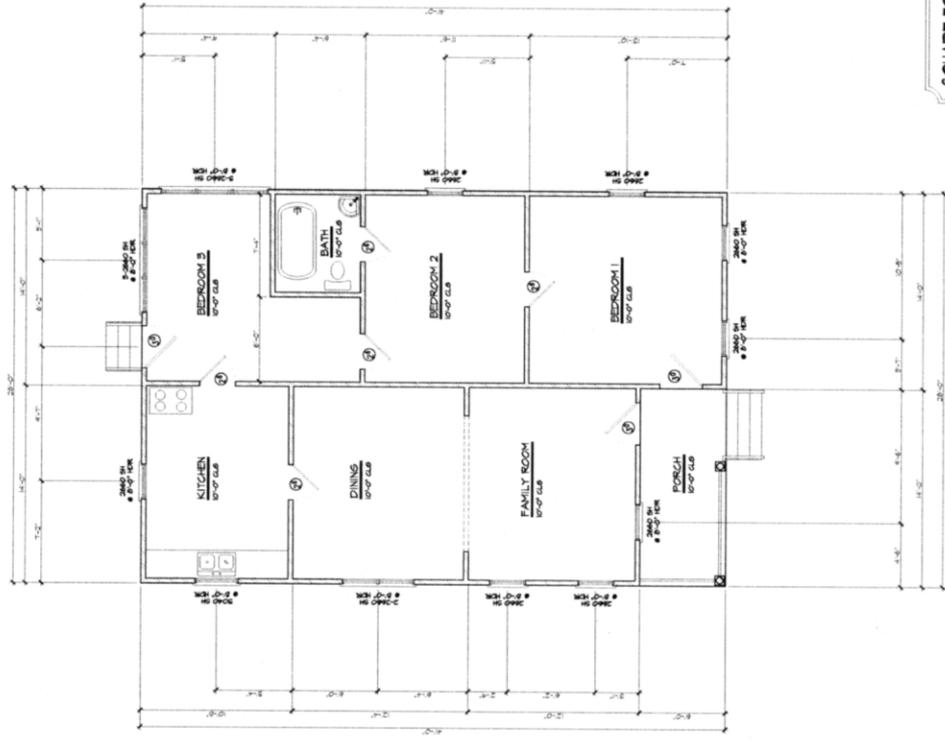
Ingeniously Designed, LLC  
 335 W 23TH STREET, Houston, Texas 77008  
 P: (832) 573-3767

DATE: 05.10.2018

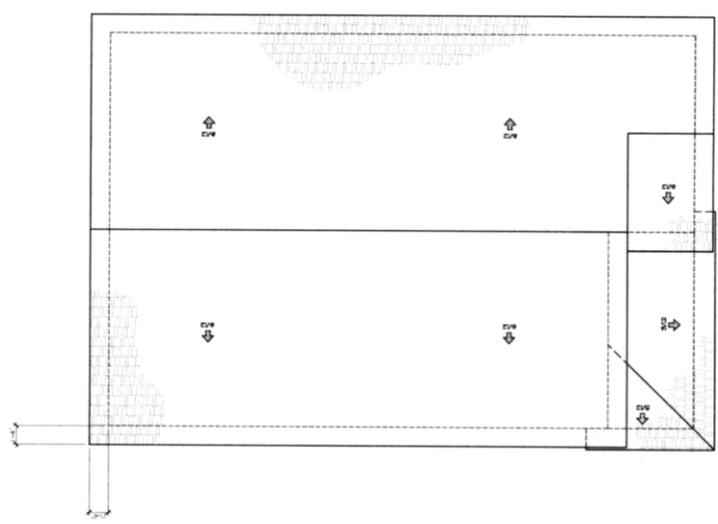
PROJECT: DISTINCTIVE LIVING  
 A PROJECT LOCATED AT  
 15 E 17th STREET  
 HOUSTON, TX 77001  
 DRAWN BY: JORGE RUIZ  
 SCALE: 1/4" = 1'-0"

A2

SQUARE FOOTAGE	
LIVING AREA	1264
FRONT PORCH	54
TOTAL COVERED AREA	1318



EXISTING FLOOR PLAN



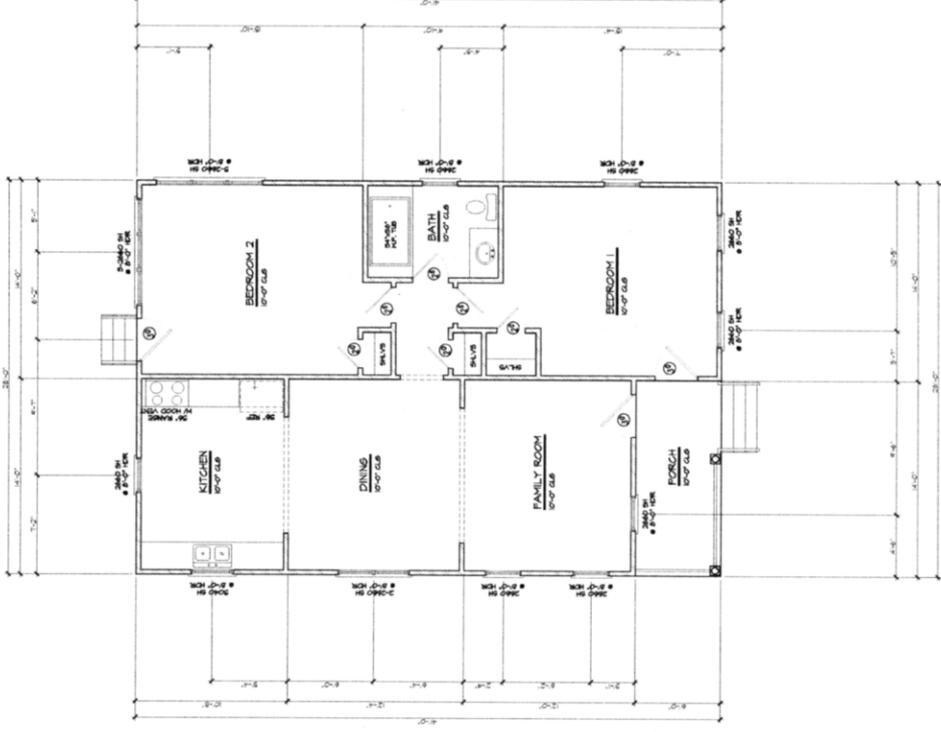
EXISTING ROOF PLAN



Ingeniously Designed, LLC  
 335 W 23TH STREET, HOUSTON, TEXAS 77008  
 P: (832) 573-3767

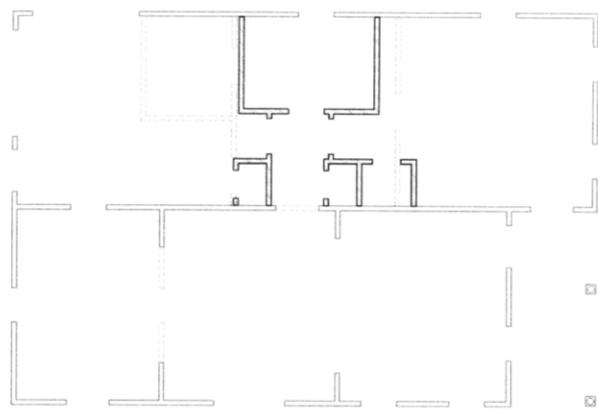
DATE: 01/10/2016  
 PROJECT: DISTINCTIVE LIVING  
 A PROJECT LOCATED AT  
 12115 WINDYBROOK DRIVE, HOUSTON, TX, 77037  
 DRAWN BY: JORGE RUIZ  
 SCALE: 1/4" = 1'-0"

A3



SQUARE FOOTAGE	
LIVING AREA	1084 - 500 FT.
FRONT PORCH	24 - 50 FT.
TOTAL COVERED AREA	1108 - 500 FT.

**PROPOSED FLOOR PLAN**



LEGEND:  
 DASHED LINE WALLS TO BE DEMOLISHED  
 SOLID LINE WALLS TO REMAIN

**DEMOLITION PLAN**